

LEBANON COMMON COUNCIL – MINUTES
MONDAY, AUGUST 28, 2023

Mayor Matt Gentry; Councilmembers: Keith Campbell, Dick Robertson, Mike Kincaid, Sierra Messenger, John Copeland, Brent Wheat, Morris Jones.

Also present: Legal Counsel Rob Schein and Deputy Clerk-Treasurer Kelsey Carr.

Mayor Matt Gentry calls the meeting to order at 7:15 p.m.

Everyone is led in the Pledge of Allegiance.

ROLL CALL

Roll Call conducted by Deputy Clerk-Treasurer Kelsey Carr

All present except for Brent Wheat

NO MEETING MINUTES TO APPROVE

SWEARING IN – LEBANON FIRE DEPARTMENT – CHIEF CHUCK BATTS introduces Jason Lee new Battalion Chief. Jason was hired in 1999 and has been lieutenant for the past 9 years. Mayor Gentry swears in Battalion Chief Jason Lee. Jason makes a quick speech thanking Mayor and Chief Batts and states he wants to continue leading the shift to success.

Small intermission for Fire Fighters to exit.

PRESENTATION – AUDIO UPGRADES – JOE LEPAGE Audio upgrades to city council chambers and utilities conference room was once visited in 2016, then again in 2021 leading now to Dick Robertson going to Lepage and Hutton to revisit. Visited Monroe County Courthouse and City of Bloomington for ideas on upgrades we could use for a positive experience. Broke down concerns from citizens audio and visual concerns along with utilities wanting to have people join remotely to their meetings. Jumping off point was Leap Meeting being difficult to hear leading the public to believe something was being hidden. Reached out to 3 different entities,

Blades Audio Video Security, All-Pro Integrated Systems and AV Designers (company that installed video and current audio within the two rooms). Had 3 different proposals with 3 different price points hoping to pick one for approval soon. Dick Robertson comments on the venture to Monroe County Courthouse and City of Bloomington and speaking with Lebanon Utilities about going in 60% City 40% Utilities on these upgrades. Mayor asks Joe how old current system is, one upgrade since building was built, nearly a decade. Kincaid states he is in favor of using the current company AV Designers.

OLD BUISNESS

NONE

ORDINANCES & RESOLUTIONS

SECOND AMENDED MEMORANDUM OF UNDERSTANDING: GRASSLANDS

WATER SUPPLY AND WASTEWATER CAPACITY PRE-RESERVATION – JEFF JACOB

Spring of 2022 an MOU was negotiated with IEDC securing water and wastewater for the Lilly site about 1.35 MGD of capacity at each utility. October 2022 approved reservation agreement and the original MOU was executed. That called out IDEC would pay 7.9 for water availability fees and 13.4 million in wastewater availability fees specific to reserve capacity for the Lilly site. In February a portion of that payment was made by the IEDC to the utility, 10 million. In March of 23 Jeff here dealing with this agreement to Amend the MOU that was approved by the Utility Board and City Council that extended out that payment and introduced concept that the remaining 11.3 million could be offset due to upsize credits. They are asking for more time to amend the MOU for a second time extending the payment from August to November and hones in on credit that the utility would be seeking buying back capacity and bring current rate payers back to whole. ????? Mayor states November is a firm date.

Mayor Gentry asks for public comment. No one comes forward.

Motion to approve second amended MOU for the Grasslands water supply and wastewater capacity, by Councilmember Kincaid, 2nd by Councilmember Jones. Motion is carried by a unanimous vote.

Resolution 2023-22 – RESOLUTION AMENDING DECLARATORY RESOLUTION AND PLAN COMMISSION ORDER LEBANON CEDARS PROJECT – Rob states that there was a RDC & Plan Commission resolution to remove certain parcels from Industrial Park and create a separate allocation area. This resolution in front of the council is just a technicality and will eventually become an incentive package. Rob reads the resolution. Mayor explains the location is past John Shaw Rd, 39 and railroad tracks down in the southern tip of the city limits.

Mayor Gentry asks for public comment. No one comes forward

Motion to approve Resolution 2023-22 by Councilmember Robertson, 2nd by Councilmember Campbell. Motion carries by a unanimous vote.

Ordinance 2023-14 – ORDINANCE OF THE COMMON COUNCIL FOR A REZONE OF 102 BIRCHWOOD DRIVE – 1ST READING – BEN BONTRAGER Rezone that was in front of the Plan Commission last week. Lot is currently zoned commercial. Commercial to the west, Residential to the East and primarily Residential to the north. The pond would have to be modified and access would come from the south. Davis Homes is looking to rezone the residential area for a model home like Hallmark Homes next door. In future they would sell it as a residential home. The detention pond would still maintain both lots. Discussion follows. Applicant speaks. Attorney Rob Schein reads Resolution 2023-14.

Mayor Gentry asks for public comment. No one comes forward.

Ordinance has been read on 1st Reading will continue to 2nd at the September 11th meeting at 7:15pm.

Ordinance 2023-15 – ORDINANCE OF THE COMMON COUNCIL TO CONSIDER THE PADDOCK PLACE PUD REZONE FOR 605 W 300 N – 1ST READING – BEN BONTRAGER Currently owned by the Brandenburg's. Property was Annexed 2-3

years ago zoned for multi-family uses. Corbett Towns road continuing through this development across 300 N into future Spring Creek development. Proposing for lease town homes and 7 apartment buildings with the buildings facing the road and the parking tucked behind on west and east sides. Including a club house that will have indoor and outdoor amenities. Ben turns it over to Amy Bermister, VIP of Development for Spectra. Amy states they are zoned for 180 units and states Spectra builds to own and has built in 7 states. Amy turns it over to Abby Wilson, Development Manager for Spectra. The PUD outlines 250 units but 230 are in the current site plan. Townhome 2 bed 2 ½ bath will be walk up style for rent townhomes with 3 stories with garage access and driveway. 7 apartment buildings will have approx. 30 units each 1 -2 bedroom and 5000 sq ft club house which will have leasing office, fitness center and resident lounge space. Outdoor amenities such as dog park, fire pits and grilling stations. Concept imagery modern farmhouse. Discussion follows. Attorney Rob Schein reads Resolution 2023-15.

Ordinance has been read on 1st Reading will continue to 2nd at the September 11th meeting at 7:15pm.

Resolution 2023-23 – RESOLUTION OF THE COMMON COUNCIL TO INCORPORATE STATEMENT OF TITLE VI ASSURANCE – TONYA THAYER – Mayor asks for Resolution to be tabled until next meeting due to Tonya not being present due to family matters.

Motion to table Resolution 2023-23 by Councilmember Copeland, 2nd by Councilmember Messenger. Motion is carried by unanimous vote.

Tax Abatements acknowledgement of receipt on time and compliance read by Kelsey Carr.

Motion of acknowledgement of Tax Abatements by Councilmember Kincaid, 2nd by Councilmember Jones.

CLAIMS

Motion by Councilmember Robertson to approve claims, 2nd by Councilmember Campbell. Motion carries by a unanimous vote.

ADJOURNMENT

Motion to adjourn made by Councilmember Robertson, 2nd by Councilmember Messenger. Motion carries by a unanimous vote.

The next regular City Council meeting is scheduled for Monday, September 11th at 7:15 p.m.

Respectfully submitted by Kelsey Carr, City of Lebanon Deputy Clerk – Treasurer